030.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,100 / 811,100
					USE VALUE:	811,100 / 811,100
					ASSESSED:	811,100 / 811,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAW ZACHARY D
Owner 2:	
Owner 3:	
Street 1:	67 TUFTS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATSAKIS NICHOLAS D & -
Owner 2:	LACIKA EMILY A -
Street 1:	67 TUFTS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Asbestos Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	351,600	3,500	456,000	811,100
Total Card	0.115	351,600	3,500	456,000	811,100
Total Parcel	0.115	351,600	3,500	456,000	811,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.07 /Parcel: 557.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21229

GIS Ref

GIS Ref

Insp Date 08/19/17

!2548!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,600	3500	5,000.	456,000	811,100		Year end	12/23/2021
2021	101	FV	341,300	3500	5,000.	456,000	800,800		Year End Roll	12/10/2020
2020	101	FV	341,600	3500	5,000.	456,000	801,100	801,100	Year End Roll	12/18/2019
2019	101	FV	263,800	3500	5,000.	484,500	751,800	751,800	Year End Roll	1/3/2019
2018	101	FV	263,800	3500	5,000.	353,400	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	263,800	3500	5,000.	307,800	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	263,800	3500	5,000.	262,200	529,500	529,500	Year End	1/4/2016
2015	101	FV	257,500	3500	5,000.	256,500	517,500	517,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:40:32

LAST REV

Date	Time
09/06/17	09:06:24
ekelly	

USER DEFINED

Prior Id # 1:	21229
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2548

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATSAKIS NICHOL	1479-96		9/28/2015		690,000	No	No		
BATTELL MARY T,	1436-39		6/14/2013		590,000	No	No		
BATTELL JOSEPH	1132-142		9/22/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	619	Manual	2,400	C				
5/10/2006	357	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	294	PATRIOT
4/18/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94755369
Adj $ / SQ:	166.296
Other Features:	85750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431979
Depreciation:	80348
Depreciated Total:	351631

COMMENTS

PDAS, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

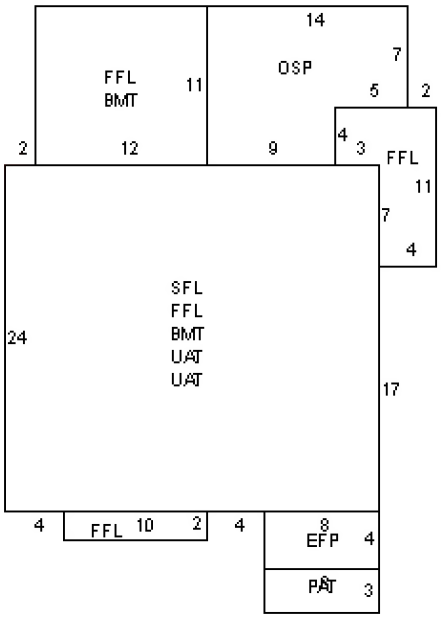
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.93
Special Features:	0	Val/Su Net:	129.55
Final Total:	351600	Val/Su SzAd	241.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	832	166.300	138,358
BMT	Basement	756	49.890	37,716
SFL	Second Floor	624	166.300	103,769
UAT	Upper Attic	312	66.520	20,754
OSP	Screen Porch	134	30.030	4,024
EFP	Enclos Porch	32	68.790	2,201
PAT	Patio	24	5.690	136
	Net Sketched Area:	2,714	Total:	306,958
Size Ad	1456	Gross Area	3650	FinArea 1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1938	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500

IMAGE

AssessPro Patriot Properties, Inc